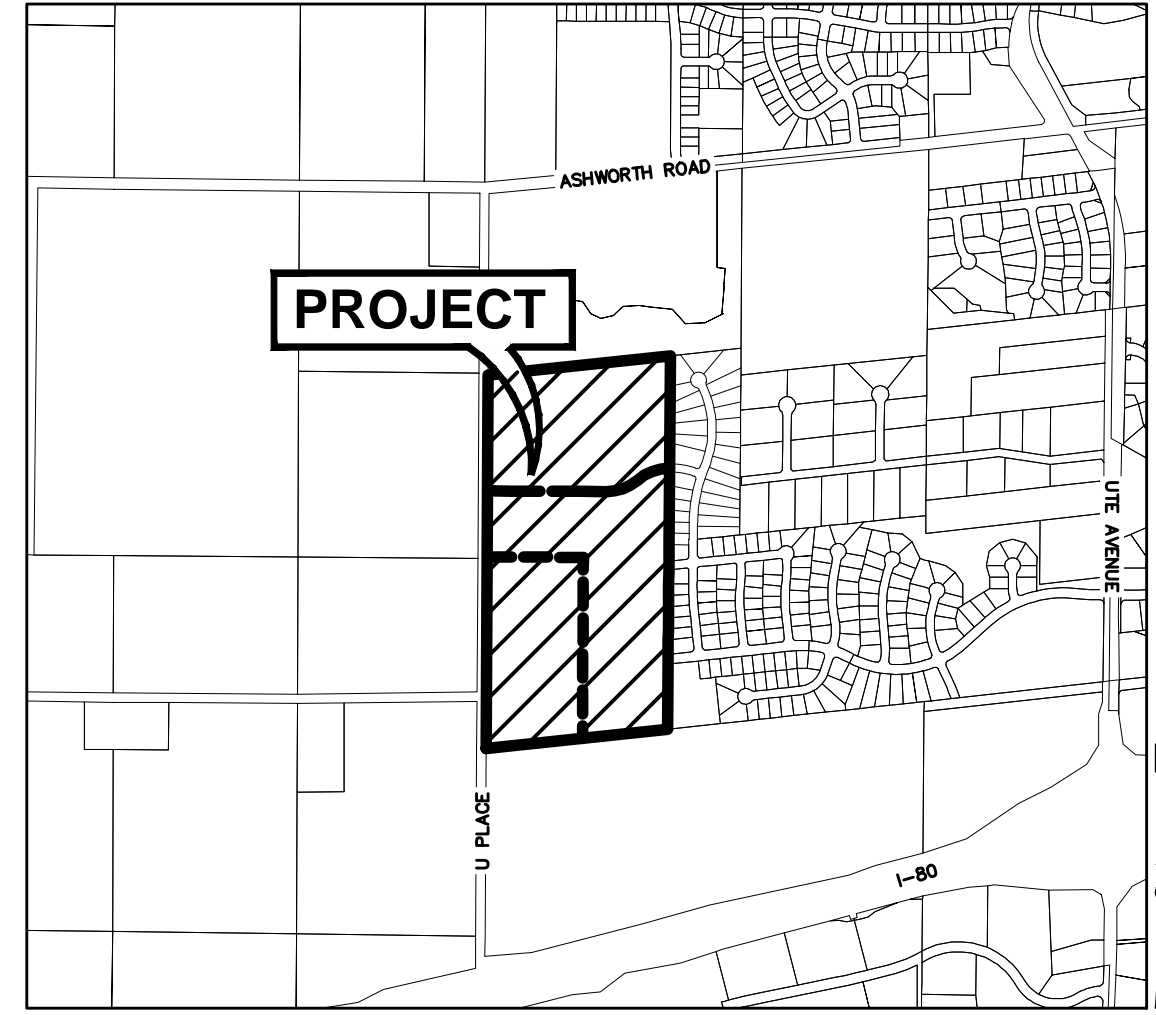


VICINITY MAP

NOT TO SCALE



WAUKEE, IOWA

OWNER / APPLICANT

CMBK LC
2785 N ANKENY BLVD SUITE 22
ANKENY, IA 50023

ENGINEER

CIVIL DESIGN ADVANTAGE
CONTACT: ERIN OLLENDIKE
3405 SE CROSSROADS DRIVE, SUITE G
GRIMES, IA 50111
PH: (515) 369-4400

ZONING

EXISTING: A-1: AGRICULTURAL DISTRICT
PROPOSED: R-4: ROW DWELLING AND TOWNHOME DWELLING DISTRICT
R-2: ONE- & TWO- FAMILY RESIDENTIAL DISTRICT
PD: PLANNED DEVELOPMENT DISTRICT

ADJACENT OWNERSHIP

Owner	Acres	Percent	Consent
1 Prouty, Dennis C & Pamela J *	8.50		
2 JWET Holdings LLC	8.49	23.21%	
3 Hertz Farm Management	8.47	23.14%	
4 Painted Woods Development LC	7.20	19.66%	X
5 Husk Homes LLC	0.35	0.96%	
6 Christensen, Brandy	0.34	0.92%	
7 D R Horton - Iowa, LLC	2.56	6.98%	X
8 Allison, Tyler B & Emily Rae JTRS	0.26	0.70%	
9 Corns, Charles & Lynn JTRS	0.18	0.49%	
10 Pudenz, Brett & Tucker, Megan LJTRS	0.16	0.45%	
11 City of Waukee *	2.54		
12 Anderson Four, LLC	8.60	23.49%	X
TOTAL	36.60	100.00%	50.14%

* PROPERTY OUTSIDE OF THE CITY OF WAUKEE OR OWNED BY THE CITY OF WAUKEE IS NOT INCLUDED IN THE AREA PERCENTAGES.

REZONING DESCRIPTION

R-2 (25.31 ACRES)

A PART OF PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 'CC' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014, PAGE 4032, BEING A PART OF SAID PARCEL 'B'; THENCE SOUTH 00°26'38" WEST ALONG THE WEST LINE OF SAID PARCEL 'CC'; 792.19 FEET; THENCE NORTH 89°33'22" WEST, 4.14 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 241.06 FEET AND WHOSE CHORD BEARS SOUTH 69°42'21" WEST, 235.83 FEET; THENCE WESTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 240.30 FEET AND WHOSE CHORD BEARS SOUTH 69°38'25" WEST, 235.12 FEET; THENCE NORTH 89°41'13" WEST, 839.28 FEET TO THE EAST RIGHT OF WAY LINE OF U PLACE; THENCE NORTH 00°18'40" EAST ALONG SAID EAST RIGHT OF WAY LINE, 816.17 FEET TO THE NORTH LINE OF SAID PARCEL 'B'; THENCE NORTH 84°00'41" EAST ALONG SAID NORTH LINE, 1293.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 25.31 ACRES (1,102,526 SQUARE FEET) MORE OR LESS.

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

PD (31.70 ACRES)

A PART OF PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 83°51'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'B', 603.82 FEET; THENCE NORTH 00°18'47" EAST, 1275.47 FEET; THENCE NORTH 89°41'13" WEST, 679.19 FEET TO THE EAST RIGHT OF WAY LINE OF U PLACE; THENCE NORTH 00°18'40" EAST ALONG SAID EAST RIGHT OF WAY LINE, 465.00 FEET; THENCE SOUTH 89°41'13" EAST, 839.28 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 240.30 FEET AND WHOSE CHORD BEARS NORTH 69°38'25" EAST, 235.12 FEET; THENCE EASTERLY ALONG A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 333.00 FEET, WHOSE ARC LENGTH IS 241.06 FEET AND WHOSE CHORD BEARS NORTH 69°42'21" EAST, 235.83 FEET; THENCE SOUTH 89°33'22" EAST, 4.14 FEET TO THE WEST LINE OF PARCEL 'CC' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2014, PAGE 4032, BEING A PART OF SAID PARCEL 'B'; THENCE SOUTH 00°26'38" WEST ALONG SAID WEST LINE, 520.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 'CC'; THENCE SOUTH 00°28'32" WEST ALONG THE EAST LINE OF SAID PARCEL 'B', 1317.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 31.70 ACRES (1,380,991 SQUARE FEET) MORE OR LESS.

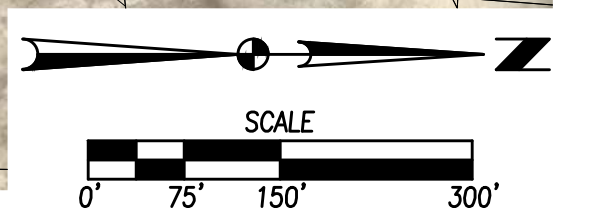
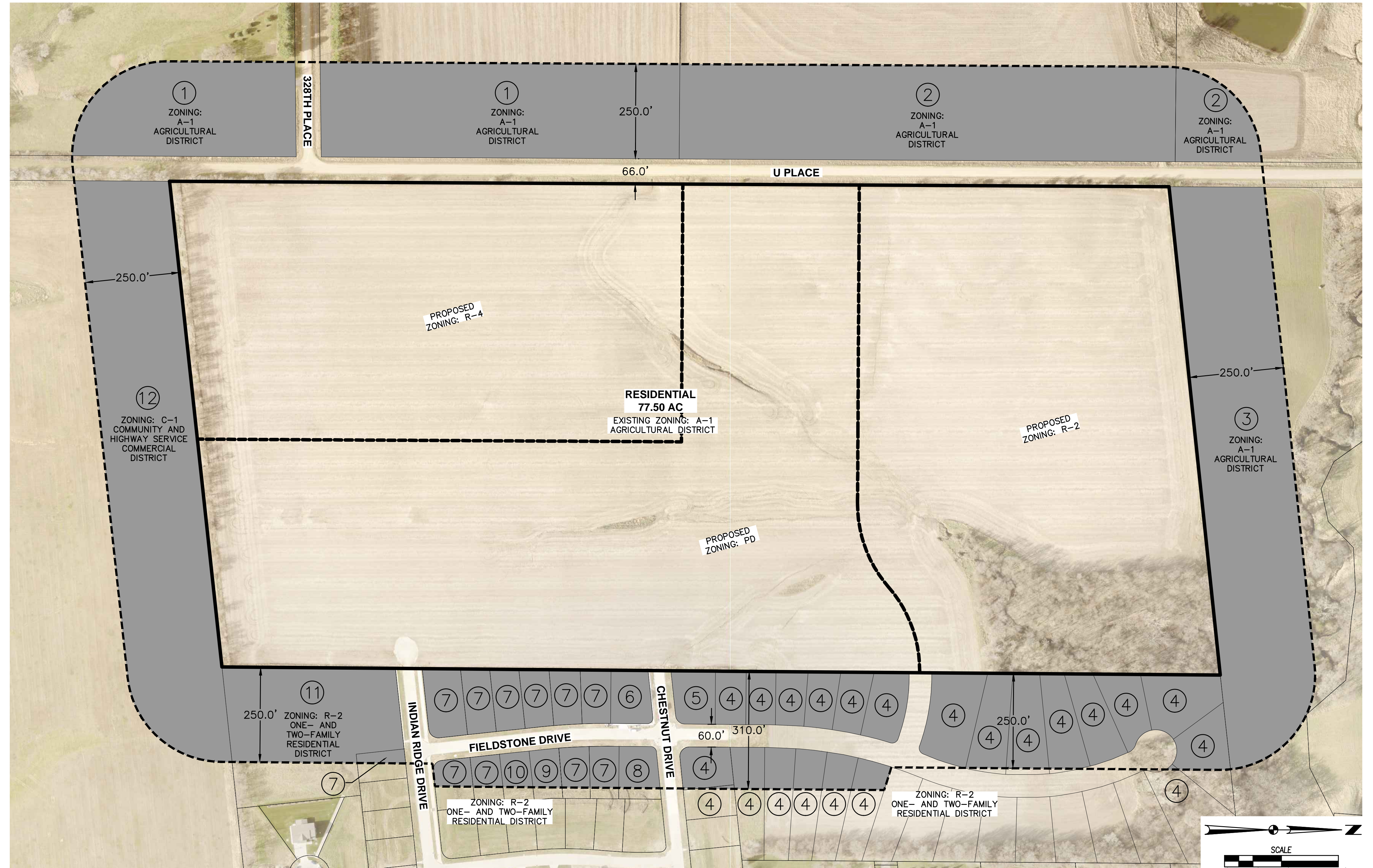
THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

R-4 (20.49 ACRES)

A PART OF PARCEL 'B' AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2005, PAGE 4998, BEING A PART OF THE SOUTHWEST FRACTIONAL QUARTER OF THE NORTHEAST QUARTER AND A PART OF THE NORTHWEST FRACTIONAL QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 7, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF WAUKEE, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE SOUTH 83°51'45" WEST ALONG THE SOUTH LINE OF SAID PARCEL 'B', 603.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 83°51'45" WEST CONTINUING ALONG SAID SOUTH LINE, 683.57 FEET TO THE EAST RIGHT OF WAY LINE OF U PLACE; THENCE NORTH 00°18'54" EAST ALONG SAID EAST LINE, 1352.26 FEET; THENCE SOUTH 89°41'13" EAST, 679.19 FEET; THENCE SOUTH 00°18'47" WEST, 1275.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.49 ACRES, MORE OR LESS.

THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



FILE: H:\2021\108727\WMO\108727-REZONING MAP - OVERALL.DWG
COMMENT: OVERALL
PLOT DATE: 1/26/2022 11:07 AM
PLOT BY: GRAE HEROLD
TECH: TDT

DATE: 01/19/2022
12/14/2021

REVISIONS: SECOND SUBMITTAL
FIRST SUBMITTAL

3405 S.E. CROSSROADS DRIVE, SUITE G
GRIMES, IOWA 50111
PHONE: (515) 369-4400

TECH: TDT
ENGINEER: EKO

CIVIL DESIGN ADVANTAGE

EWA

PAINTED WOODS WEST PHASE 2
REZONING MAP

WAUKEE, IOWA

1/1
2109.727